

Beach Green, Shoreham-by-Sea BN43

Tenure: Freehold Borough: West Sussex

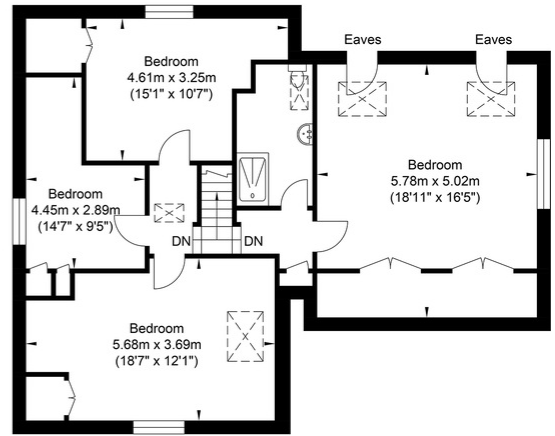
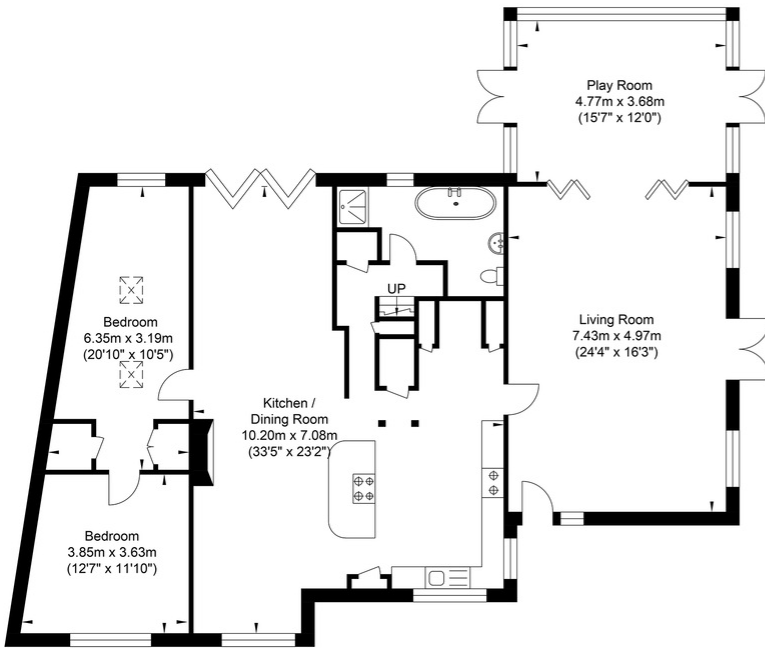
£1,000,000

- Located over the road from the beach with sea view from main bedroom
- Five bedrooms and two bathrooms



This is a beautiful house with very spacious living accommodation. The light and airy rooms provide a sense of calm and tranquillity, which reflects the location as the house is opposite Shoreham beach. The kitchen is huge and boasts a large island in the centre of the kitchen, an open fire, aga, built in seating area and living space with bi fold doors onto the garden. On the first floor are four bedrooms and a fifth bedroom on the ground floor off a playroom/snug. In recent years the gardens have been landscaped into a lawn, sunken seating area, terrace and second seating area surrounded by raised beds and there is a large garden house and separate shed. In accordance with the 1979 estate agents act we wish to inform you that the owner is an employee of Brooks Estate Agents.

Beach Green



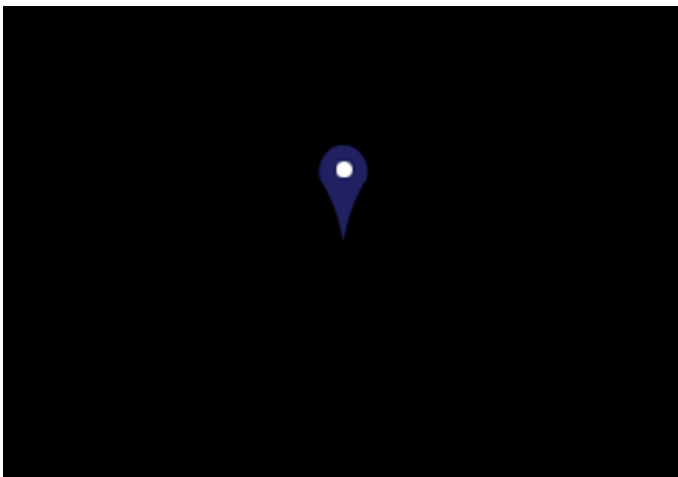
Ground Floor
Approximate Floor Area
1672.92 sq ft
(155.42 sq m)

First Floor
Approximate Floor Area
929.24 sq ft
(86.33 sq m)

Approximate Gross Internal Area = 241.75 sq m / 2602.17 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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9271: 2:8 PM Energy performance certificate (EPC) - Private energy certificate - 02/04/20

Energy performance certificate (EPC)	
11 Beach Green 2003 2172 Property type: Detached bungalow Total floor area: 173 square metres	Issue date: 3 July 2020 Certificate number: 8976-6024-7342-2004-1034 Energy rating: E

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more about exemptions on the regulations and exemptions that apply to all buildings and how to register an exemption on the official government website.](#)

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D,
the average energy score is 60.

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.